



Guide to student accommodation

université
PARIS-SACLAY



A word from the President and the Vice President



Pr Sylvie Retailleau
President of Université
Paris-Saclay

*Finding accommodation is an **essential step** when you arrive at university or when you are seeking independence so that you can complete your studies in the **best conditions**. The university's teams have created this guide to help you with the various steps because access to student accommodation contributes to your **success as a student**.*

*The **types of accommodation available in our regions are many and varied** and include student residences, flat shares, accommodation in exchange for a service and intergenerational accommodation. We have put together a number of different options which should meet your specific requirements and suit your individual situations.*



Pr Anne Guiochon-Mantel
Vice-president
student life

*Here you will find essential information and advice for finding your own 'home' **close to our campus**. Throughout this guide, we provide you with some good tips about looking for accommodation, calculating your budget, putting together your rental file and finding out about relevant assistance. Finally, once you have found the right accommodation, we suggest you look at the information regarding your life as a new tenant, how to buy what you need and what is on offer for your entertainment.*

Enjoy your studies at Université Paris-Saclay and settling into the area.





Introduction

Are you a student, work-study student, apprentice, trainee or PhD student at Université Paris-Saclay? Are you looking for accommodation close to where you are training or to one of the Université Paris-Saclay campuses? Whether you are coming from France or anywhere else in the world - this guide is for you!

If you live a long way from your campus or where you are training (more than an hour away by public transport or by car), or if you are coming from abroad and you have no accommodation in France, it is advisable to look for accommodation close to your place of study or apprenticeship.

The housing sector in France, and in the Île-de-France in particular, is a sector where demand outstrips supply. Student accommodation is also affected by this and not all students can be accommodated close to their place of training.

Here is some advice to help you in your search.

The Department of Student Life & Equal Opportunities (DVEEC) at Université Paris-Saclay is there to help and support you in your search for housing and accommodation.

We are always ready to listen and are available to advise you. This guide is designed to make it easier for you to find accommodation and to answer your questions about student accommodation.

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Looking for accommodation





Taking active and daily steps



We recommend that you put aside an hour a day to look for accommodation in order to increase your chances of success. If you see something suitable, do not hesitate to reserve the accommodation and contact the landlord.

You need to take steps towards finding accommodation regularly and on a daily basis.

There is significant 'turnover' in the rental supply. Tenants end their leases every day and their accommodation then becomes available. Another option is that properties can be put back on the rental market after work has been completed. It is therefore a good idea to stay informed and keep on the look out.

As demand in the Paris region is very high, it is important not to waste time. If you spot an interesting possibility, but you do not react fast enough, the chances are that the accommodation will be have been reserved by someone else the next day.

Avoiding scams

With the high demand for accommodation (especially student accommodation) scammers operating in the property market are rife. Aiming at a young and international target group, they trick housing applicants with misleading advertisements and underhand techniques.

You should be particularly careful of online sales sites, such as Leboncoin.fr or Facebook. It is, of course, possible to find adverts for renting studios or flats on these sites. However, the sites are not managed by landlords or property companies.

Here are the most common types of internet scams.

False advertisements

False advertisements are easy to create and particularly hard to spot. Usually, the advertiser 'steals from' a site and collects photos and a description of a property already posted previously. Scammers also get photos from the Internet, add a phone number and set a generally attractive price. The property might even be a 'phantom property' which is created from scratch and does not really exist. Even if the property does exist, it may belong to somebody else and perhaps already be rented. Before drawing up a lease agreement or showing you the property, the scammer may ask you to pay a certain amount of money in cash, by cheque, by bank transfer or by other unconventional means. Once the money has been collected, the so-called owner will ask you for more money... or disappear, without anything further taking place.



Beware of 'owners' asking you to send them money via prepaid purchase cards, phone cards or other means of payment other than bank transfers or cheques.

For private housing, ask to see the property before making a financial commitment.

Information on the regulation of real estate advertisements:

> www.service-public.fr/particuliers/vosdroits/F35323?lang=en



Find out the average price for the kind of property you are looking for. You can find these prices in chapter 3.



The rent is agreed and specified on the lease agreement. You do not have to pay any more than the sum stated. If, at the time of the departure inventory, the condition of the flat is similar to its condition on arrival, the deposit cannot be retained. See chapter 4.

Prices which are too high

These types of adverts are aimed at tricking people (especially those from abroad) who have no idea about local property prices. Compared to the rental rates on the real estate market, these landlords set prices well above the average. Potential tenants can fall into the trap of paying much more than they should and sometimes can lose significant sums.

Various charges

These scams are undetectable at first glance. Only once the file has been compiled and the accommodation occupied will the landlord perhaps try to cheat the tenant. The landlord may, for example, ask the tenant to pay additional insurance and deposits and, at the end of the tenancy, retain the deposit without good reason. The landlord may even claim unjustified expenses.

Be aware that a landlord has no right to ask you to pay insurance directly to them. You should make such payments to the recognised organisations, not to your landlord.





Substandard and unsubsidised accommodation

Some landlords rent out unsubsidised and unregulated properties. The accommodation may have no running water or no heating, or have mould or faulty electricity and therefore be dangerous for the tenant. For example, advertisements exist for storage units, garages, cellars and attics which are also not subsidised and are not intended to accommodate tenants.

The landlord usually has no right to rent out this type of 'accommodation'. However, this does not prevent less scrupulous landlords from doing so. To get around the law, they will not ask you to sign a rental agreement and may, for example, demand cash for the rent.

All these scams are unfortunately quite common. A large number of students are tricked every year and lose a lot of time and money.

Be careful

To avoid becoming a victim of this type of scam, avoid sales and advertising sites which are not exclusively dedicated to real estate adverts. Carry out your research instead on sites such as Studapart, Lokaviz, Adele or on the landlords' own websites. You can find these sites in chapter 2.



Target subsidised accommodation. If you are looking for a rental on your own, look to see if the accommodation is eligible for housing benefit (Personalised Housing Assistance (APL)) This information can give you an idea of whether or not you are dealing with an abusive landlord. Also, be aware that a dwelling available for rent should have a minimum surface area of 9 m² and a ceiling height of 2.20 m.

The living space should be 20 m³. Information about decent housing regulations can be found at:

> www.service-public.fr/particuliers/vosdroits/F2042?lang=en

If you are looking for accommodation via our recommended sites in chapter 2, all the accommodation offered is subsidised.



The time needed for research

1

SITES FOR RESERVING UNIVERSITY ACCOMMODATION

and in particular those run by the Regional centre for academic and educational works (CROUS) (CROUS),

2

THE WEBSITES OF SOCIAL AND PRIVATE LANDLORDS

whose offers may be listed on advertising sites,

3

ADVERTISING SITES OR THE WEBSITES OF ASSOCIATIONS

which list the offers made by individuals



In all three cases, it is advisable to search for accommodation in advance.

The search for accommodation can be carried out in three ways

CROUS (regional centre for academic and educational works) university residences

How to access this depends on your situation :

🕒 FROM MID-JANUARY

• You are eligible for a grant based on social criteria: your Student social file (DSE) will be compiled **from mid-January to 15 May** for the start of the academic year in September. You can apply on the site :

> www.messervices.etudiant.gouv.fr

use the tab 'Scholarship application (DSE)' and fill in your application for accommodation.

Please note: not all students are eligible for the Social scholarship (BCS). The attached criteria are by nature restrictive (income, family situation, residence and schooling conditions). To consult the criteria for the Student Social File, go to :

> <https://www.etudiant.gouv.fr/fr/les-bourses-sur-criteres-sociaux-1486>

Once you have submitted your application and your file has been approved by CROUS, you have **until the end of June** to submit your accommodation requests directly on the national site :

> <https://trouverunlogement.lescrous.fr>

🕒 start of July additional phase

• If you are not eligible for a grant based on social criteria, you can submit your accommodation requests directly on the national site :

> <https://trouverunlogement.lescrous.fr>

but only **from the start of July**.

Applications will then be processed as they arrive and depending on availability. Please note that you can also make a request via :

> <https://logement.campus-paris-saclay.fr>

as from June onwards. Your application will then be processed by Université Paris-Saclay on the basis of academic criteria in particular.

Social and private landlords

🕒 BY JUNE AT THE LATEST

For social landlords, an application must be completed **by June at the latest** for the start of the academic year in September. What are the advantages of doing it as far in advance as possible? You maximise your chances of getting the accommodation you would like.

It should be noted that some social landlords reserve places in residences for students meeting specific criteria. So, if you see a residence with free places, they may not be available to everyone and only to certain students.

Private individuals

🕒 AS EARLY AS POSSIBLE

The watchword for private individuals too is foresight - the earlier you apply, the better your chances of finding accommodation.

If you are looking for accommodation **outside the start of academic terms** (end of August, start of September & January), you can also apply. In fact, many landlords, and CROUS in particular, manage accommodation requests 'as they come in'. Between the start of the two academic years, some students may leave their accommodation for personal reasons or to go on work experience. When this occurs, a few vacated dwellings become available again and you can make an application.



The demand for accommodation is very high, particularly at the start of the university academic year.

The longer you delay making your request, the fewer the options which will be available. We therefore advise that you begin your search for accommodation at least four months before your planned or intended arrival in order to benefit



@CROUS de Versailles



If you have not been able to apply or file your application in time, you can try to look for accommodation in a shorter time frame, but this inevitably reduces your chances of finding somewhere suitable.

The selection criteria and allocation

It is important to note that university residences (especially those run by CROUS) have academic, social or geographical criteria for selecting students who can or cannot access their accommodation.

This ties in with what we have explained earlier - i.e. some places are reserved for students who meet the selection criteria. Quotas divide the number of places in a residence into two categories. The first is for all student profiles. The second concerns specific profiles.

If you do not match the profile sought by the advertiser, you will not be able to benefit from the reserved places.

Need help?

Despite reading this guide, do you still feel lost? Do some points remain unclear?

Please get in contact with the Department of Student Life & Equal Opportunities. They will be able to help you with your search.

If you need help or information about accommodation, send an email to:

> logement.etudiant@universite-paris-saclay.fr

You can also go to the Department of Student Life & Equal Opportunities (DVEEC) offices in building 311 on the Orsay campus 91400.

Find your contact persons in the institution where you have enrolled

Constituent faculties and institutes of Université Paris-Saclay

> logement.etudiant@universite-paris-saclay.fr

At a component institution

CENTRALE SUPÉLEC

> sgae.logement@centralesupelec.fr

 <https://www.centralesupelec.fr/en/one-school-three-campus>

AGROPARISTECH according to your centre

> residence_agro_idf@agroparistech.fr

 <http://www2.agroparistech.fr/Accommodations-for-International-students.html>

ÉCOLE NORMALE SUPÉRIEURE PARIS-SACLAY

> logement@ens-paris-saclay.fr

 <https://ens-paris-saclay.fr/campus/logement>

INSTITUT D'OPTIQUE GRADUATE SCHOOL

> caroline.rayer@institutoptique.fr

 <https://www.institutoptique.fr/formations/cycle-ingenieur/vie-etudiante#tab-2>

At an associate institution

UNIVERSITY OF VERSAILLES SAINT-QUENTIN-EN-YVELINES

> logement.vu@uvsq.fr

 <https://www.uvsq.fr/housing>

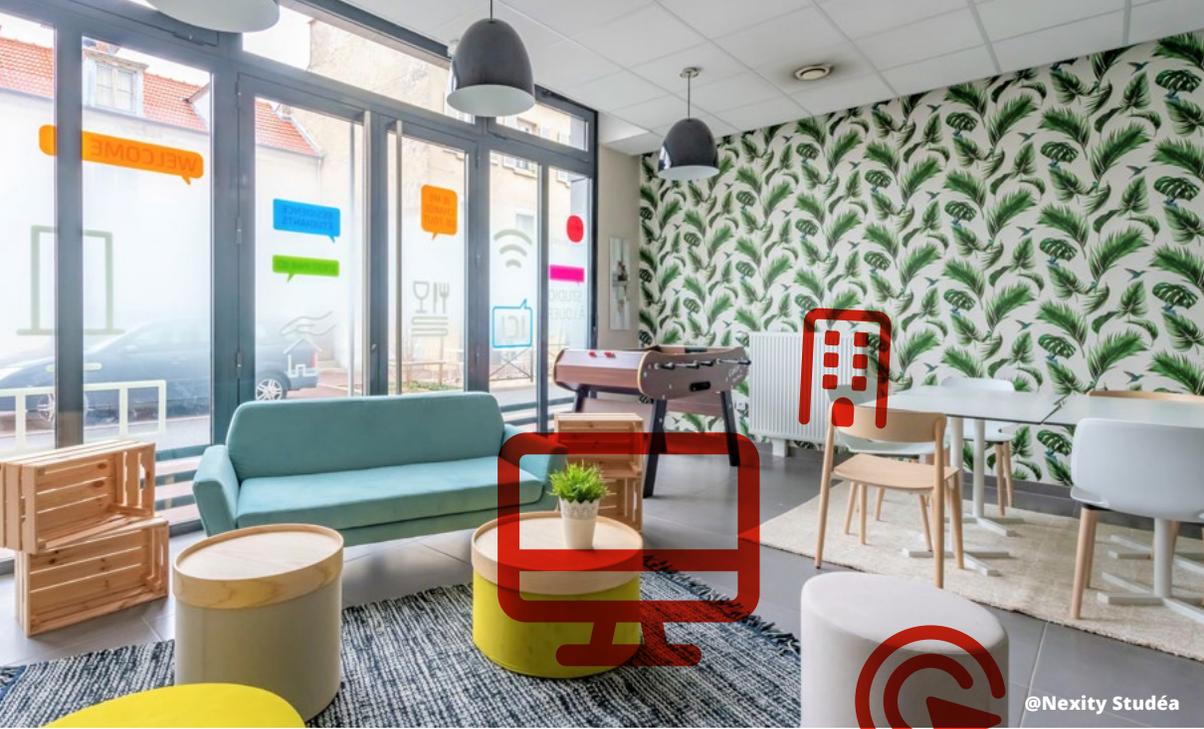
EVRY VAL ESSONNE UNIVERSITY

> vie.etudiante@univ-evry.fr

 <https://international.univ-evry.fr/prepare-your-arrival/accommodations.html>

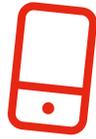
Finding accommodation

2



@Nexity Studéa

Sites



showing accommodation offers

Specialist sites have emerged in recent years which will simplify your search and prevent you from falling victim to scams.

There are, of course, several private and social landlords, as well as university residences. You will find student studios as well as shared flats on these sites. They are also an efficient and quick way to find accommodation. They are, however, not exhaustive.

So, if you can't find suitable accommodation or there are no more vacancies, follow the advice in this guide and maximise your chances by targeting your applications

according to the advertisers' criteria. Finally, please note that these sites will allow you to be selected for an offer but will not necessarily allow you to finalise it by creating a rental file. After you have been selected, you will have to follow the specific guidelines and conditions shown on the advertisers' website.

Accommodation sites

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THE GUICHET UNIQUE PARIS-SACLAY (GUPS)

> <https://logement.campus-paris-saclay.fr>

The Guichet Unique Paris-Saclay is the Université Paris-Saclay site where offers are advertised and which allows students to find accommodation in certain university residences managed by CROUS, ARPEJ Univercity, Césal and other partners. The accommodation is for students on the Orsay campus (both the valley and the plateau) who have been selected according to social and academic criteria. Last but not least, during the start of the academic year, applications are subject to quotas depending on the school you are enrolled at.



STUDAPART

> <https://housing.universite-paris-saclay.fr>

An online accommodation site in partnership with Université Paris Saclay for finding accommodation on the Saclay plateau, in Paris and over 40 towns across France.

Furnished accommodation, single or shared, for all budgets and from a minimum of 1 month. How do I access this? Log in to the link above with your personal or university login details, create your account in the tenant area and begin your accommodation search. Studapart staff are there to support you via live chat in multiple languages.



The residences available on these sites include PRM-friendly accommodation.

LOKAVIZ

> www.lokaviz.fr

This site managed by CROUS on a national scale lists all types of student accommodation in private homes and the town of your choice. You can access the offers by logging in via your account created on

> www.messervices.etudiant.gouv

Roomlala

ROOMLALA

> <https://en-fr.roomlala.com/>

This site mainly offers rooms in private homes. Home insurance is available to students.



ADELE

> www.adele.org/en/

ADELE lists the student residences near your institution and allows you to reserve one or more lodgings thanks to its free, no-obligation online application system. Its multi-lingual team will support you throughout the process - from choosing accommodation to putting together your files.

Accommodation in exchange for a service sites

These sites offer accommodation in exchange for a service options with private individuals. These options are regulated and can be :



Intergenerational options

Students can exchange their company and daily assistance with elderly people for a very reasonable rent. This may involve having meals together, doing a little shopping or enjoying a cultural activity together. In return for this commitment, students pay a much lower amount than for a conventional rental.



ENSEMBLE 2 GÉNÉRATIONS

> <https://ensemble2generations.fr/etudiants/>

LE PARI SOLIDAIRE

> www.leparisolidaire.fr

UN TOIT 2 GÉNÉRATIONS

> www.untoit2generations.fr



Family-based options

The student agrees to provide services to a family. This could involve babysitting, tutoring, help with homework or even learning a foreign language. These tasks can significantly reduce or even negate the rent.

COHOMLY

> www.cohomly.com

TOIT CHEZ MOI

> www.toitchezmoi.com/#

DE PARTICULIER À PARTICULIER

> www.pap.fr/annonce/location-logement-contre-services



Family-based options

The student agrees to provide services to a family. This could involve babysitting, tutoring, help with homework or even learning a foreign language. These tasks can significantly reduce or even negate the rent.

COLOCATION ADULTE

> www.colocation-adulte.fr

KIWIIZ

> www.kiwiiz.fr

Student and social landlords

The key players in student accommodation in the area

CROUS are public bodies providing social housing for students throughout the country. They are present in every regional education authority. The areas in which Université Paris-Saclay operates encompasses three CROUS d'Île-de-France accommodation areas (Versailles, Créteil and Paris).

CROUS is a long-standing and valued partner of Université Paris-Saclay. In addition to student accommodation, CROUS is involved with some aspects of food provision at the university and its service offer has a strong presence on the University's various campuses. It is also involved in the allocation of social aid and the facilitation of campus life.

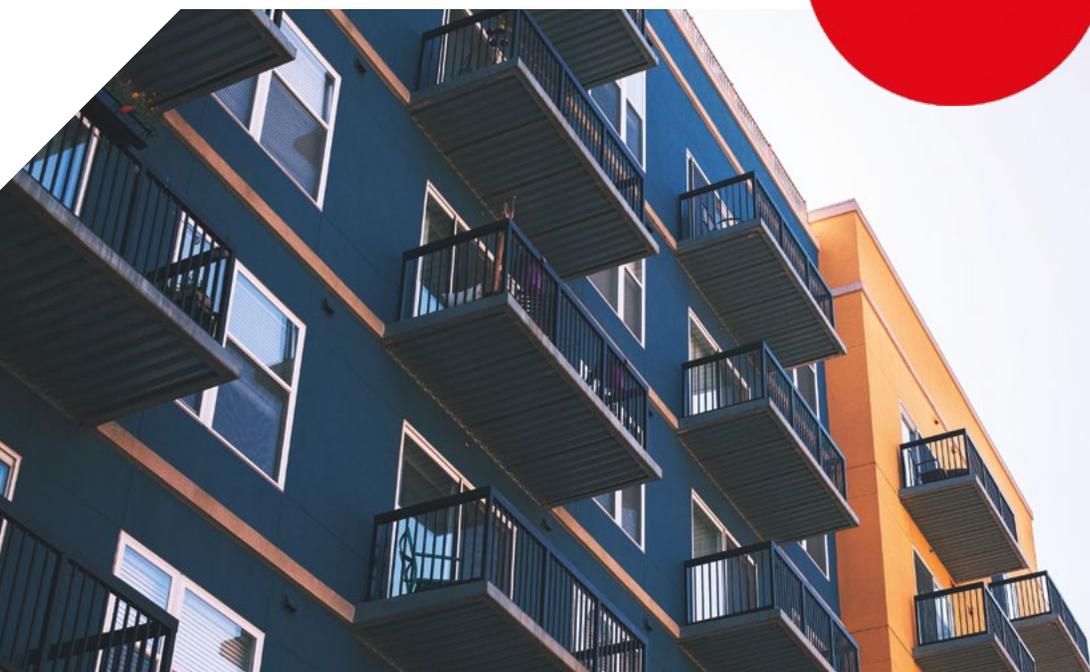
> <https://trouverunlogement.lescrous.fr>



Please note that some CROUS residences are also available on the GUPS site or Guichet Unique Paris-Saclay.



les Crous



CROUS is a key player in the provision of accommodation. However, there are other organisations which also provide accommodation for students. It is for this reason that we are also making you aware of options other than CROUS which have reasonable rates for students and young professionals. Here is a selection of landlords offering student accommodation in university residences or flats which you can find on student accommodation sites :

ARPEJ UNIVERCITY

> www.arpej.fr/en/our-residences

TWENTY CAMPUS/SERGIC

> www.sergic-residences.com/en

NEXITY STUDÉA

> www.nexity-studea.com/en/

STUDÉLITES

> www.studelites.com/en

FAC-HABITAT

> www.fac-habitat.com/en

ECLA-CAMPUS

> www.ecla-campus.com/en

STUDEFI

> www.studefi.fr

LES ESTUDINES

> www.estudines.com/uk/

AGEFO

> agefo.com/en

ESPACIL HABITAT

> www.espacil-habitat.fr



These landlords offer residences with PRM-friendly accommodation.

This list is not exhaustive and many other organisations and landlords offer accommodation for students.

Landlords offering reasonably-priced accommodation for students, PhD students, teacher-researchers and apprentices are also available in the area surrounding the Université Paris-Saclay campus, such as :

LES RÉSIDENCES PARME

> www.associationparme.fr

LES FOYERS ET RÉSIDENCES ADOMA

> www.adoma.cdc-habitat.fr

HÉBERJEUNES



L'ASSOCIATION HÉBERJEUNES

> www.heberjeunes.fr/?lang=en

Héberjeunes is a partner association of the University. This association helps you to find temporary or long-term accommodation with local landlords. You can find the Héberjeunes offices in building 311 on the Orsay campus.

Tel: +331.69.15.65.44 or +331.69.15.52.52

> heberjeunes.asso@universite-paris-saclay.



Interactive maps

To get a better idea of what is on offer, we suggest you look at the two interactive maps which are available on the Université Paris-Saclay site.

These interactive maps can help you find your way around the University and locate transport, access facilities and residences and accommodation options. You will find the address of the premises, the telephone number, the e-mail address and the website on each icon.

The first **map 'Student accommodation'** shows CROUS accommodation, other landlords' residences, hostels, youth hostels, low-cost hotels, shelters and public transport.

Student accommodation map:

> <https://www.google.com/maps/d/embed?mid=16gd0NADq05NcP7gp2BW26stBQnthk4An>

Student life map:

The second **map 'Student life'** shows the National Fund for Family Allowances offices, CROUS university restaurants, university libraries, leisure and sports facilities and student health services:

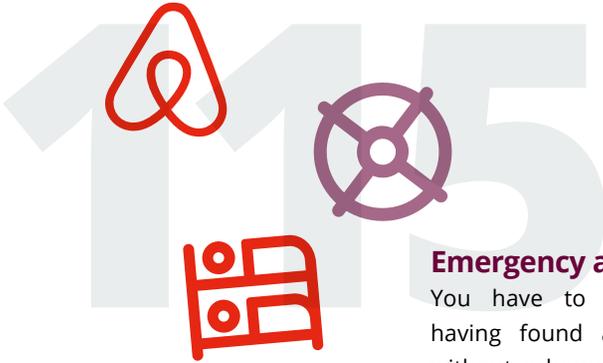
> <https://www.google.com/maps/d/embed?mid=1t5tAN4gkEDTXt9tZK5e1j8PngLI3-3Fs>



The first map shows the various accommodation options available in the Université Paris-Saclay area. However, it is possible that some accommodation options may be missing or no longer available. Accommodation may be unavailable due to work being carried out. It is also possible that other residences have been built in the meantime and are not shown on the map. If you have any suggestions or comments about this map, please send an email to

> logement.etudiant@universite-paris-saclay.fr





Emergency accommodation solutions

You have to leave your accommodation without having found an alternative, or you find yourself without a home overnight. There are several possible options for this type of emergency situation.

YOUTH HOSTELS (primarily in Paris)

AIRBNB ACCOMMODATION

HOSTELS FOR YOUNG PEOPLE (Adoma, ALJT, ALFI)

LOW-COST, BUDGET HOTELS

APPART HÔTELS (HOTEL APARTMENTS)



We suggest you take a look at the Student accommodation interactive map to find emergency accommodation.



If you cannot find any accommodation, you can call 115 and talk to SAMU Social (emergency care for the homeless). They will be able to refer you to reception centres. The emergency accommodation centres ('centres d'hébergement d'urgence' CHU) are emergency temporary accommodation where every person in difficulty can be housed. The CHUs are either managed by the town halls or by associations such as Emmaüs, Aurore or Auxilia. You will be directed to one of the centres depending on the availability of places in the département you are calling from.

The accommodation centres can be contacted directly via 115 with the help, if you would like it, of the Department for Student life at Université Paris-Saclay:

> aides.etudiant@universite-paris-saclay.fr

Once you are in temporary emergency accommodation, you can ask members of the centre or staff at Université Paris-Saclay to help you find secure accommodation, a student job if needed and emergency financial support.

The cost of renting accommodation

3



Average rents by housing type and according to regions

We offer you a price list of average rents according to the type of accommodation and the region to help you prepare your housing budget.

It is important to realise that the rental of accommodation varies considerably depending on where it is situated. Accommodation in Orsay, for example, is less expensive than in Sceaux or Paris.

In addition, rent can vary significantly depending on the type of accommodation, its floor area and its facilities.

We suggest you look at the glossary at the end of this guide to better understand the differences between housing types (Studio, T1, T2, etc.)

Here are some average rents according to the size and type of the accommodation, but also according to its location in the Paris-Saclay region.

Type of accommodation	Average floor area	Average monthly rent all taxes included
Orsay region		
Studio	20 m ²	€ 560
T1 (studio apartment)	20 m ²	€ 620
T2 (one bedroom apartment)	25 m ²	€ 750
Shared accommodation	10 m ²	€ 510
Sceaux & Châtenay-Malabry region		
Studio	20 m ²	€ 580
T1 (one bedroom apartment)	20 m ²	€ 605
Shared accommodation	10 m ²	€ 625
Cachan region		
Studio	20 m ²	€ 640
T1 (one bedroom apartment)	20 m ²	€ 645
Shared accommodation	10 m ²	€ 655
Bedroom	15 m ²	€ 635
Kremlin-Bicêtre region		
Studio	20 m ²	€ 710
T1 (one bedroom apartment)	20 m ²	€ 790
Shared accommodation	20 m ²	€ 670
Bedroom	15 m ²	€ 510
Paris 13th & 14th region		
Studio	20 m ²	€ 950
T1 (one bedroom apartment)	20 m ²	€ 1010
Shared accommodation	20 m ²	€ 710
Bedroom	15 m ²	€ 530
Evry region		
Studio	20 m ²	€ 440
T1 (one bedroom apartment)	20 m ²	€ 715
Shared accommodation	10 m ²	€ 480
Bedroom	15 m ²	€ 525
St-Quentin en Yvelines & Versailles region		
Studio	20 m ²	€ 575
T1 (one bedroom apartment)	20 m ²	€ 715
Shared accommodation	15 m ²	€ 480
Bedroom	10 m ²	€ 525



Survey based on the accommodation list put together by the Student Life and Social Action Unit in the Department of Student Life & Equal Opportunities, September 2020.

Additional expenses

When looking for a place to live, keep in mind that rent is not the only expense to budget for when moving into your accommodation. It is important to take into account any additional costs so that you are best prepared.

In addition to rent, you may have to pay not only monthly utility bills and fees, but also expenses related to moving into your accommodation such as agency fees or a security deposit.



Please note: if some residences do not charge you for cold water, they will charge you if you use a lot of hot water. Therefore, be aware of the charges shown and your consumption.



Reservation fee

Some landlords will charge you a fee to reserve your accommodation. CROUS, for example, will ask you for an advance on the rent in order to secure your accommodation. In 2020, this was an advance on the first month's payment of a flat rate of € 100. It is refundable provided that any cancellation is made before the date of acceptance.

Charges

Most rental fees in student residences are TCC, which means 'all charges included' (toutes charges comprises). This means that they are included in the advertised rent. However, some residences and private individuals offer HC rents, which means 'excluding charges' (hors charges). In this case, you will need to find out how much the charges are in addition to the rent. These are usually for water, electricity and heating.

The charges can be between € 50 and € 70 per month.

Administration fees

Administration fees vary between € 50 and € 300 depending on the landlord. CROUS do not ask for any administration fees. This sum is paid by the future tenant to the landlord in order to cover any administration to do with the registration of the housing application, related documents and compilation the rental file.



At the end of the year, do not forget the residence tax required in some residences and in the majority of private rentals. (In progress) :

The security deposit

The security deposit is a sum paid to the landlord directly by the tenant or through a third party ('Action logement' or 'Fonds de Solidarité pour le Logement') before moving in. It should be mentioned in the lease. The security deposit amount varies from between 1 and 2 months rent (excluding charges) depending on the type of accommodation concerned (furnished or unfurnished).

The security deposit is a sum intended to cover any damage noted at the time of your departure which is directly attributable to you (normal wear and tear of the rented property should under no circumstances justify a non-refund of the security deposit). This sum should cover all or part of your rental debt at the time of your departure.

Except in the case of major damage or unpaid rent, the security deposit will be reimbursed to you in whole or in part once you have left - at the latest 2 months after you have returned the keys.

In order to avoid any dispute with your landlord, particularly with regard to the return of the security deposit, it is essential that the inventory of fixtures and fittings at the start and end of the rental period be carried out accurately and rigorously, as the comparison between the two constitutes a legal means for the landlord not to reimburse any sums initially paid by the tenant.

The surety

A surety is always requested by the landlord or owner. Please note: a surety should not be confused with a security deposit. Unlike the security deposit, a surety is not a payment of money as such. It is not for covering the costs of any material damage.

The deed of guarantee, or surety, is a legal act which establishes an obligation on the part of a third party (natural or legal person) - commonly referred to as the 'guarantor' - to pay rent in the event of failure or default on the part of the principal tenant to do so. It is therefore a transfer of debt from the main tenant to the guarantor. Please note that in almost all cases, once the debt has been settled with the landlord, the guarantor will request reimbursement of the claim from the principal tenant.



Be careful of insurance providers offering a very low-cost package. The less you pay, the less likely you are to be covered.

All insurance providers should cover you for fire and water damage.

However, if you take out a more expensive package, the insurance will cover other everyday losses or accidents such as theft, vandalism, emergency repairs or disasters.

For shared accommodation, some insurance companies offer the option of charging a little more so that the co-tenant is covered as well, which is often a good idea.

Insurance

All tenants moving into either public or private accommodation must take out home insurance.

Several insurance companies offer special packages for young people and students.

Insurance payments can be annual or monthly. The price varies according to the property and damages covered, as well as the type of accommodation. A T2 or T3 will of course be more expensive to insure than a T1 for example.

Here are some home insurance providers offering student rates :

Insurance	Activities	Prices for 2020
Basic package for a T1		
ADH	fire, water damage, emergency repairs	€ 23.50 per year + € 9.50 for a co-tenant
ADH	Fire, water damage, repairs, theft, vandalism, broken windows	€ 41.40 per year
MAAF	fire, water damage, repairs, theft	€ 55 per year + € 9 for a co-tenant
AXA	fire, water damage, repairs	€ 6.33 per month
StudyAssur	fire, water damage	€ 23.45 per year + € 7.50 for a co-tenant
Smeno	fire, water damage, theft, broken windows, disasters	€ 66 per year
Basic package for a university residence		
AXA	fire, water damage, repairs	€ 34.30 per year
Smeno	fire, water damage, broken windows, disasters	€ 29 per year + € 23 for a co-tenant

'Subject to change'

Unforeseen events

Occupying a dwelling exposes you to the unforeseen events which can occur in the life of a tenant, such as a water leak or a broken key in the lock. Your insurance may provide cover for several types of accidents, but in certain circumstances you may have to call in a locksmith, plumber or electrician yourself.

Some residences offer to contact such professionals directly if you alert them to the problem. Other residences and landlords ask you to sort it out yourself.

If the damage is the result of a mistake, an oversight or an accident on your part, you will generally have to pay the cost of the repairs or even the service charges yourself. Set aside some 'emergency' money which you could use in the event of an (expensive or otherwise) unforeseen event or accident.

Services and facilities

Most residences offer various services and facilities to tenants. The latter may be included in the rent, or paid for separately.

Shared washing machines, electrical appliances on loan, internet connection, sports facilities, a cleaning and caretaking service and parking can be included in the rent, or be subject to supplements to be paid separately.

Find out about the services offered in the accommodation. If they are not included in the rent, set aside a monthly budget so that you can access those which are of interest to you.



Housing assistance

As you can see, accommodation is expensive and all the costs amount to a sum which must be accounted for. However, there are several types of financial and social assistance available which can help you find accommodation and pay for any charges and expenses with peace of mind.

These are the ones you can use if you need to :

CAF assistance National Fund for Family Allowances

Please note that CAF housing benefits cannot be combined with each other. In addition, they are not retrospective. The level of assistance varies according to the amount of rent, the financial resources available to the student, the nature of the accommodation and the place of residence.

In the case of shared accommodation, each tenant can benefit from CAF assistance. In order for this to happen, the accommodation must be lived in for at least 8 months of the year.

 www.caf.fr



APL - Personalised Housing Assistance

APL is for individual students or couples, with or without dependants, living in subsidised accommodation in mainland France.



CONDITIONS FOR ELIGIBILITY

- ✓ The student must be French. Foreign students, on the other hand, must have a valid residence permit
- ✓ The dwelling must be appropriate (see the sub-section on 'substandard and unsubsidised accommodation) in Chapter 1 to see if your dwelling meets the criteria for appropriateness)
- ✓ The tenant must not be related to the landlord of the property
- ✓ The student must have financial resources (salary, grant, support payments received, etc.) below a certain level.

AALS - Social Housing Allowance

ALS is for individual students or couples without dependants.



THE CONDITIONS FOR ACCESSING ALS

- ✓ Resident in France,
- ✓ The accommodation must be your primary place of residence
- ✓ The accommodation meets health and habitation standards
- ✓ Foreign nationals must have a valid residence permit
- ✓ Allocation of ALS depends on certain variable thresholds according to the composition of the household and the location of the accommodation

FSL - Housing Solidarity Fund

The Housing Solidarity Fund is part of the housing assistance provided by CAF.

It is for people who are experiencing financial difficulties in accessing or maintaining housing. This support is provided in the form of loans or grants. It can be used to meet the cost of a security deposit, the initial rent, insurance, moving expenses, debts, charges and bills. The total amount issued by the FSL will vary according to the département.

The assistance does not take into account housing benefit income, start-of-school allowances and education allowances for a disabled child.

 www.aide-sociale.fr



WHO CAN ACCESS THIS ASSISTANCE?

- ✓ The tenant and sub-tenant
- ✓ The owner occupier
- ✓ People accommodated free of charge
- ✓ People who live in a hostel as their main place of residence.

ALF - Allocation logement à caractère familial

L'ALF est destinée aux étudiants isolés ou en couple avec personne à charge.



WHO CAN ACCESS THIS ASSISTANCE?

- ✓ Those receiving family benefits or an education allowance for disabled children
- ✓ Those with a child under the age of 21 who do not receive family benefits or an education allowance for a disabled child
- ✓ Those looking after a senior citizen aged over 65
- ✓ Couples married for less than 5 years who do not have any dependent children
- ✓ Individual women who are more than 4 months pregnant or who are in a couple and who do not have any dependants



THE CONDITIONS FOR ACCESSING ALF

- ✓ Foreign nationals must have a valid residence permit
- ✓ The tenant must not be related to the landlord of the property
- ✓ The allocation of ALF depends on certain variable thresholds according to the composition of the household and the location of the accommodation

Other financial assistance

AILE - Aide à l'installation dans un logement pour étudiants

The city of Paris offers € 900 for first time accommodation in private rented accommodation in Paris.

This assistance is managed by CROUS in Paris. It is open to scholarship students enrolled at the Académie de Paris, de Créteil or de Versailles who are living in Paris.

 www.paris.fr/aile



WHO CAN ACCESS THIS ASSISTANCE?

- ✓ Students granted scholarships on social grounds or receiving a Specific Assistance Annual Allowance (Aide Spécifique Allocation Annuelle) by CROUS in Paris, Créteil or Versailles,
- ✓ Holders of a lease for accommodation in Paris signed between 1 June and 31 March N+1.

Allocation exceptionnelle

This one-off assistance is intended for people in temporary financial difficulties or in the event of a disaster requiring emergency accommodation. This benefit cannot be renewed on a regular basis.

To benefit from this assistance, you must contact the CASVP (Centre Action Sociale de Ville de Paris) branch of the arrondissement in which your residence is located.



www.paris.fr/pages/aides-financieres-exceptionnelles-3815

ALCVP - Allocation Logement Complémentaire de la Ville de Paris

This assistance is managed by CAF for the département of Paris. The threshold for this assistance is € 183 per month for a family and € 122 per month for an individual person.

 www.vosinfoscaf.com/



WHO CAN ACCESS THIS ASSISTANCE?

- ✓ Recipients of RSA ('revenu de solidarité active' or social welfare)
- ✓ Holders of an integration contract or people with an individual job-seeking plan in the year preceding the request for assistance
- ✓ Recipients of housing assistance, as tenants, paid by the National Fund for Family Allowances (CAF) in Paris



PLEASE note that RSA recipients cannot combine the ALCVP (see above) with any other city housing assistance.



THE CONDITIONS FOR ACCESSING AN EXCEPTIONAL ALLOWANCE

- ✓ You must have lived in Paris for at least a month.
- ✓ You must prove the legality of your stay in France.



Paris Logement



This allowance, which cannot be combined with other municipal housing assistance, is divided into three parts;

- Paris Logement
- Paris Logement Famille (family)
- Paris Logement Famille Monoparentales (single parent)

This assistance is aimed at couples with one child or no children, as well as single tenants. This assistance is intended to help with housing expenses.

This benefit can be combined with Personalised Housing Assistance (APL) and can grant up to € 84 per month to a single person, € 95 per month for a couple without children and € 116 per month for couples with a child. This assistance can be accessed by students.

 www.paris.fr/aides-au-logement



THE CONDITIONS FOR ACCESSING THE LOCA-PASS

- ✓ You must be a state scholarship holder or student with a fixed term contract, several successive fixed term contracts or a training agreement of at least 3 months in the last 6 months,
- ✓ The accommodation must be your primary residence, be located in France and rented with a lease with respect to French law.



THE CONDITIONS FOR ACCESSING PARIS LOGEMENT

- ✓ You must be over 18 years of age.
- ✓ You must be a foreign national or have a valid residence permit.
- ✓ You must be a tenant, a co-tenant, becoming a property owner or a property owner (this last case only concerns families).
- ✓ You must receive or be entitled to receive housing assistance from CAF.
- ✓ You must have lived in Paris for at least three years, either on a continuous basis or not.
- ✓ You must not have any outstanding bills.
- ✓ You must be the leaseholder of the dwelling occupied as the main tenant.
- ✓ You must have lived in Paris for at least one year for couples with a dependant child in the case of a professional relocation enforced by your employer.
- ✓ You must have a monthly income of less than or equal to €1,210 for single persons and an income of less than or equal to €1,600 for couples with a dependant child.
- ✓ You must be spending at least 30% of your income on housing costs. The income taken into account is that of all the people living in the accommodation.
- ✓ You must have applied for the housing allowance and met the legal standards concerning sanitation and space.

Loca-pass

The Avance Loca-pass allows you to pay the security deposit requested by the landlord. There is no interest charged on the amount loaned and it is repayable over 3 years. The total amount can be up to a maximum of € 1,200. It is available for young people under 30 years of age, employees in the non-agricultural private sector, job seekers and those in vocational training.

 www.actionlogement.fr



VISALE. 

CONNECTE EMPLOI ET LOGEMENT

Visale

This assistance covers the rental deposit and is managed by Action Logement. It is aimed at young people aged 18 to 30 years. It provides the beneficiary with tailored assistance to repay debts in the event of non-payment. 'Unpaid rent' refers to rent and charges listed in the lease, including their contract revision.

 www.visale.fr



THIS ASSISTANCE INCLUDES

- ✓ Coverage of unpaid rent for the entire duration of the rental period, up to a limit of 36 unpaid monthly payments. For students and work-study students living in APL-approved housing or in a student or university residence, the coverage is for nine unpaid monthly payments.
- ✓ Coverage of the cost of repairing the accommodation in the event of damage caused by the tenant, up to a limit of two months' rent and charges.
- ✓ No deductibles or waiting periods, subject to the reporting deadlines and the conditions of the Visale contract being respected.
- ✓ Coverage of the costs of legal disputes and procedures by a network of professionals.



THE CONDITIONS FOR ACCESSING VISALE

- ✓ You must be between 18 and 30 years of age.
- ✓ If you are over 30 years of age, an employee of a private or agricultural company or posses an offer of employment.
- ✓ The lease must comply with the law.
- ✓ The rent including charges must be a maximum of € 1,300, or up to € 1,500 in the Ile-de-France.
- ✓ The lease must not be covered by other guarantees or be between members of the same family.
- ✓ The lease must be separate for each co-tenant in the case of a joint tenancy.
- ✓ The accommodation must be the tenant's primary place of residence.
- ✓ The accommodation must be located in France.
- ✓ The maximum rent including charges must be equal to 50% of declared monthly income or € 600 for students and work-study students, and up to € 800 in the Ile-de-France.

Mobili-jeune

Mobili-jeune assistance is for young people below 30 years of age and helps to reduce the rent receipts.

It is aimed at young people on an apprenticeship or professional training contract in a non-agricultural private sector company. The total amount of assistance is between € 10 to € 100 per month over three years and can be combined with the ALS and Loca-pass.

 www.actionlogement.fr



THE CONDITIONS FOR ACCESSING MOBILI-JEUNE

- ✓ You must not already have an ongoing Aide Mobili-Jeune file with Action Logement for the same accommodation and the same period.
- ✓ You must be a tenant in accommodation at the time of training. As regards the accommodation, it can be a shared rental in private or social housing, a furnished or unfurnished rented property, accommodation in a hostel or social residence, in a property with or without an APL agreement, in a sublet but only if this is in private housing or a hall of residence.
- ✓ Have a gross monthly salary less than or equal to 100% of the minimum wage.

Memo

Assistance from the CAF, Paris city council and Action logement are the main forms of assistance you can apply for as regards your student housing. This assistance can be combined with a grant from CROUS based on social criteria.

You can try out your eligibility on the CAF website and find out the total value of the assistance available to you.

> www.caf.fr

Other financial assistance exists in addition to housing assistance. To find out about this, we suggest that you look at the Guide for Students where you can find out more

information about the financial and social support available to you.

> www.universite-paris-saclay.fr/le-guide-de-letudiant-2020-2021

Finally, if you are experiencing financial problems, unforeseen circumstances or an emergency situation, do not hesitate to contact the social workers. They will support you in finding the right assistance for your situation.

> <https://www.universite-paris-saclay.fr/en/vie-de-campus/scholarships-and-financial-aid>

In summary, the total cost of renting



These two examples,
both show a 'basic' amount.
If you can, also set aside a
'safety net' for emergencies and
unforeseen events.

Here are two example scenarios to give
you an idea of how much accommodation
will cost :

For a studio of approximately 20 m² rented from a private landlord in Orsay or the surrounding area:

You should put aside each month:

€ 560

for rent and charges (excluding any assistance
to which you may be entitled)

+ € 100

on average of additional services
(laundry, cleaning, gym, etc.) and monthly insur-
ance depending on the options chosen

= € 660

At the time of your arrival in the accommo-
dation, you will have to pay

€ 560

for the first rent

+ € 500

as a security deposit (which is the same as
the first rent (excluding charges). AT the end of
the lease,
if there are no outstanding payments or dam-
age,
you will get this amount back.

+ € 200

for administration fees (depending on your
application period, these fees may be waived)

= € 1,260

• Do not forget residence
tax each year, which can be between **€ 30 and
€ 110.**

(In progress):

> <https://www.service-public.fr/particuliers/vosdroits/F42?lang=en>

For a studio within a university residence in Orsay or the surrounding area:

You should put aside each month:

€ 450

for rent and charges (excluding any assistance
to which you may be entitled) and

+ € 10

on average for laundry

+ € 5

for home insurance per month

= € 465

• Internet access is free depending
on the agreement drawn up by CROUS with the
internet supplier

At the time of your arrival in the accommo-
dation you will have to pay

€ 450

for the first rent

+ € 400

as a security deposit (which is the same as
the first rent (excluding charges). AT the end of
the lease,
if there are no outstanding payments or dam-
age,
you will get this amount back.

= € 850

• **A € 100** reservation fee
may be requested = : before your arrival.
This will then be deducted from the first rent
you will have to pay when you arrive.

Putting together your file

4



Documents to be provided **in the file**

You have found your accommodation and prepared your budget. The final step in your accommodation search is putting together your file.

You have to put together a file whether your accommodation is in university accommodation, CROUS accommodation or with a private landlord.



The file

This usually contains:

- ✓ **A French or foreign identity document**
- ✓ **Proof of your current address,**
usually your last three water or electricity bills,
or rent receipts in your name (and an accommodation
certificate accompanied by the host's identity document
if the supporting documents are not in your name)
(Not required by CROUS)
- ✓ **A student card or certificate of attendance at an educational
establishment
for the current academic year**
- ✓ **A bank statement (relevé d'identité bancaire (RIB))**
- ✓ **A training agreement or a hosting agreement**
if you are doing a work placement or a mentored exchange
program OR
An employment contract supported by your 3 last pay slips
if you have a student job
- ✓ **A notice of the award (even if its conditional) of a grant
based on social criteria (not requested by CROUS)**
- ✓ **A deed of guarantee by a natural or legal person
or the Visale guarantee**
- ✓ **Your assessment for housing assistance.**

*If you choose a deed of guarantee by a natural or legal person,
you guarantor must also provide the following documents:*

- ✓ **An identity document**
- ✓ **A proof of address**
- ✓ **A work contract**
- ✓ **Your 3 last pay slips or your last 3 proofs of payment of
retirement benefits or pensions**
- ✓ **Your last or second to last tax notice.**



Please note: Neither your landlord nor a private individual can ask you to provide your social security number or your social security card, your medical record, your criminal record or a certificate of sound management of your bank account.

For further details, and in order to avoid being the victim of abusive requests, do not hesitate to refer to Decree No. 2015-1437 of November 5, 2015 which sets out the list of supporting documents which may be requested from an applicant wishing to rent and from their guarantor.

The lease contract

The lease agreement is the key document for your accommodation. It finalizes your rental, and it is important to pay attention to it. The agreement is the final step in the process and enables you to know the conditions of occupation of your home. Here is what you should expect to find in a lease agreement :



The lease agreement

- ✓ *The name and address of the landlord and their representative.*
- ✓ *The name of the tenant.*
- ✓ *The date on which the lease agreement starts to apply and its duration.*
- ✓ *The purpose (or intended use) of the dwelling (in your case, as accommodation).*
- ✓ *The precise description of the accommodation and its associated facilities (address, private facilities, living area, cellar, garage, garden, parking, etc.).*
- ✓ *Facilities for accessing information and communication technology (means of receiving television services in the building, access to the internet, etc.).*
- ✓ *Identification of communal areas.*
- ✓ *The cost of the rent and methods of payment.*
- ✓ *The amount and date of the last rent paid by the previous tenant, if the previous tenant left the apartment less than 18 months before the signing of the lease (valid for private housing).*
- ✓ *The nature and amount of work carried out in the accommodation since the end of the last rental agreement or since the last lease renewal.*
- ✓ *The cost of the security deposit.*



The agreement should be written and signed by the owner or the landlord and the tenant. It can be in the form of a deed on piece of paper of which you receive an original, or an authenticated deed drawn up by a lawyer, of which you receive a copy.



The inventory of fixtures on arrival and the certificate of home insurance must be attached to the lease agreement when the agreement is signed.

Please note the following clauses and requests should not be included in the contract:

- × *Demands that the tenant takes out home insurance with a company chosen by the landlord.*
- × *Requests that the tenant allows visits to the accommodation to take place during public holidays with a view to selling or renting the property.*
- × *Demands that the rent be paid by direct debit.*
- × *Stipulations that tenants are collectively responsible for any damage to communal areas in the building.*
- × *Allowances for the automatic termination of the lease for reasons other than the non-payment of rent, charges, the security deposit or failure to take out rental insurance.*
- × *Prohibition of the tenant from exercising a political, union- or association-based, or religious activity.*
- × *Prohibition of the tenant from having visitors who do not usually live with them.*
- × *Charging the tenant a reminder fee or a fee for posting the receipt.*
- × *Stipulation that the tenant is automatically responsible for any damage found in the accommodation.*
- × *Arrangement for the renewal of the lease by tacit agreement for a period of less than 3 years if the landlord is a natural person and 6 years if the landlord is a legal person (company, insurance company),*
- × *Stipulation that any month started is due,* forcing the tenant to pay the full rent despite giving notice of departure, even if this notice ends mid-month.



The lease is governed by the law, which establishes standard contracts for empty, furnished and shared rentals.

In the case of renting accommodation in a residence managed by CROUS :

You will just be sent a unilateral admission decision by electronic means before your arrival. In this decision, you will find all the obligations concerning you as the recipient.

In the case of accommodation in exchange for a service :

For the moment, the law does not provide a good framework for this type of accommodation. Owners who rent for services can either offer you a furnished rental contract (if the services performed are less than or equal to the rent that would normally be charged), or an employment contract.

In the case of an employment contract, the salary equates to free accommodation. After that, it all depends on the hours which you work. If the services rendered represent 10 to 15 hours of work per week, the owner cannot ask you for extra money. If the services you provide are more than 15 hours per week, the owner must then pay you.

Look closely at the written agreement between you and the owner. This document should clearly show :

- the beginning and the end of the period of exchange of accommodation for services
- the nature of the services
- the schedule and the number of hours
- the type of accommodation (bedroom, studio, etc.)
- rules for the living environment and the division of the rental charges



Living in your accommodation

5



Moving into the accommodation

You can move into your accommodation once you have completed your application, paid your fees and signed the contract. If you have been unable to see it before, it is a chance to look around your new home.

Step 1

The first step before unpacking your case is to make an **inventory**. This step is essential because the return of the security deposit at the end of your occupancy period depends on it.

The initial inventory of fixtures consists of a tour of the accommodation (sometimes in the company of the owner or landlord)

to determine the general condition of the dwelling. At the end of the tour, this inventory of fixtures must be put in writing and signed by the landlord and by yourself. You will be given a copy.

Step 2

The second step is to pay the first rent or fee and the application fee.

You will then be given your door key, your access badge and your keys for the letter box, the cellar or the refuse room.

If the owner or landlord forgets to give you certain keys, do not hesitate to ask for them.

Inventory of fixtures

It is important to check several points when carrying out the inventory of fixtures:

- ✓ **Potential water leaks and water infiltration**
- ✓ **The condition of the carpeting, floor, walls, wallpaper, paint and the ceiling**
- ✓ **The previous tenants' usage of water and heating and the level of their bill**
- ✓ **The windows, locks, oven, gas cooker and fridge, etc. are working properly.**
- ✓ **Bedding.** Take this opportunity to check that the bedding is in good condition and is not, for example, contaminated by bed bugs

You need to point out **every defect** in the accommodation, such as:

- ✓ **holes in the walls,**
- ✓ **damaged ceilings or floors,**
- ✓ **scratches,**
- ✓ **leaks,**
- ✓ **damaged furniture,**

if the accommodation is furnished.

This means that when you return your accommodation at the end

of the lease, if there are no additional defects which you have caused, the landlord will return your security deposit.

In the event of deteriorations appearing after the inventory of fixtures has taken place, you can ask the landlord to complete it within 10 days.



Maintenance of your accommodation

You are responsible for the upkeep of your accommodation while you are living in it. This is why you must maintain your home, both to avoid losing your security deposit, as well as to facilitate the arrival of other tenants after your departure.

Treat your home as if it belongs to you because you are responsible for it for the duration of your contract. Do not deliberately damage furniture and walls, and follow the instructions provided by the owner or landlord. Do not drill into the walls, paint or wallpaper, or install electricity or water if this is not allowed. If you need to make

improvements, talk to your landlord or to the owner. Do not undertake any work or redesigning without their agreement.

If the accommodation is furnished, look after the furniture as it is an integral part of the accommodation. You can use it, but you do not have the right to throw it away, sell it, paint it or break it.

If the accommodation is unfurnished, it is up to you find some furniture (please see the section below 'Equipping your accommodation > finding furniture')



@Twenty Campus

Equipping your accommodation

Certain equipment is necessary for you to be able to live comfortably in your accommodation.

Furnished accommodation offered by landlords and CROUS may have:

- A fridge (perhaps with a freezer)
- A gas cooker (or hob, gas or electric)
- A microwave (or an oven)
- A separate shower, toilet and sink
- One or more storage units
- A bed

Accommodation in owners' properties is usually equipped in a similar fashion, with perhaps some variations.

Some landlords offer additional equipment, such as sets of kitchen utensils, sets of linen and washing machines.

Communal equipment, sometimes subject to payment, may also be present in the residence.

Finding furniture

If your accommodation is not furnished or you would like to buy some additional equipment at a lower cost, there are inexpensive solutions:

EMMAÜS

Emmaüs is an organisation which offers various community services, including donation centres. Anyone can donate furniture, clothes and accessories to these centres. Emmaüs staff put these items

on sale at a very low price to finance the organisation and to provide for individuals who need used equipment at a low price. Some Emmaüs centres offer a home delivery service within a few days.

> www.emmaus-france.org/

LE BON COIN

This site contains online adverts made by individuals looking to sell their items, furniture and equipment. Depending on where you live, you can find all sorts of items for your home cheaply. However, remember that it will be up to you to manage the transportation of the furniture or appliances to your home.

CAMPUS MARKET

This organisation allows you to buy furniture at a low price and to get rid of it when you leave your accommodation.

> www.campus-market.com/

FLEA MARKETS AND JUMBLE SALES

Towns and cities often organise flea markets and jumble sales (often at the weekend) during which individuals sell unwanted goods at low prices. These are a chance to buy furnishings at a low cost. Check with your local town or city hall for the dates of these events.

ENVIE

This network, which is part of a circular economy approach, recovers electrical and electronic equipment, renovates it and puts it back on sale at a lower cost. In the Paris region, there is a shop in Trappes which is about 30 minutes away by car from Orsay.

> www.envie.org/

Visiting rights, shared accommodation and subletting

Visiting rights

As with many landlords, visiting rights in CROUS properties are regulated.

Visiting rights are the tenant's right to invite visitors into the home in their presence only. In university residences, only the tenant is allowed to occupy their accommodation. No other person may come into the dwelling

without the tenant or stay there.

However, other private landlords and owners may be more tolerant of accommodating your friends and family.

If you want to know how long an occasional visitor can stay in your accommodation, please contact your landlord or host.



Shared accommodation

If your accommodation is shared, you have the choice of two options. You can create a collective lease for all tenants or draft several individual leases for each of you. However, the latter option requires that the dwelling be divided into distinct parts, each one respecting the minimum accommodation surface area standards, which is more complex.

The sum of the rents of each co-tenant is limited to the amount of the standard rent applicable for the dwelling and cannot exceed this.

Like any rental agreement, the co-tenant agreement must include the name and address of the landlord, the duration of the lease, the amounts and terms of payment of the rent and utilities, as well as all the information specified in chapter 4. What is particular to a co-tenant agreement is that the name and address of each of the co-tenants must be included (except for CROUS shared accommodation).

It must also include a description of the accommodation, the living area, as well as the number of rooms and equipment.

The division of charges (water, gas, etc.) and household chores is managed by the co-tenants themselves. Alternatively, the co-tenancy agreement may include joint liability for the co-tenants. This is known as a joint liability clause. It may take the form of a clause or wording such as 'the co-tenants are jointly and severally liable' or 'are liable



for each other'. Each co-tenant is jointly and severally liable with the others for housing responsibilities, such as payment of rent and utilities, rental insurance and household chores.

In a shared apartment, the security deposit provided by each co-tenant is for the full amount of the rent, not for each co-tenant's share.

In the event of unpaid rent, the landlord or owner may choose to collect any security deposit they wish. It is then up to the co-tenants to reimburse each other. The security deposit for unfurnished accommodation should not be more than one month's rent excluding charges. There are no regulations concerning the security deposit for furnished accommodation. This can be paid by one or several co-tenants.

AT the end of the lease, the landlord may return the security deposit to one of the co-tenants without being obliged to divide it between them.

If, as a co-tenant, you wish to leave the accommodation before the end of your lease, you do not need the agreement of the other co-tenants and you can just let the landlord or owner know within the notice period specified in the rental agreement (see below). If there is a joint liability clause, you remain jointly and severally liable for the payment of rent and utilities until the lease expires, but not if the lease is renewed. However, you are no longer liable for any damage found in the accommodation after your departure.

The departure of a co-tenant does not affect the lease for the co-tenants remaining in the accommodation. However, replacement of the outgoing co-tenant by a new person requires the agreement of the owner and modification of the lease with an amendment.



Each co-tenant can benefit from housing assistance from CAF if they meet the required conditions. However, CAF has been known to consider accommodation shared between two people of the opposite sex as cohabitation. In this case, it will calculate housing assistance so that it is in line with this situation.

Subletting

The idea of subletting your home if you are, for example, setting off on holiday for several weeks or having to complete a work placement far from your usual residence, can be tempting - especially from a financial point of view. However, before doing this, you should be aware that this is not always allowed in certain circumstances.

Subletting consists of a tenant renting their accommodation to someone else. It is expressly forbidden to sublet your accommodation if you are in a university residence. Only the landlord of a university residence has the right to lease. Subletting social housing, such as low-income housing, is also prohibited.

Some private individuals and landlords may allow you to sublet.

However, if you temporarily house someone close to you, a member of your family or your spouse free of charge, this cannot be considered as subletting.

This practice is not illegal in private housing, but a certain limit must be respected. Otherwise, you run the risk of having your lease cancelled.

If you wish to sublet private accommodation, you must obtain the written agreement of your landlord about the possibility of doing so as well as about the amount of the sublease rent. This amount must not exceed the amount you are paying as a tenant.

The duration of the sublease is unrestricted, but must be within the duration of your lease.

Leaving your accommodation

Leaving accommodation before the end of the agreement

If you need to leave your accommodation for any reason before the end of your lease, you will have to give notice. This is 3 months for unfurnished accommodation. There are, however, some exceptions: if your current accommodation is located in an area of high demand, if you have to move because of a job or if a health problem forces you to leave the accommodation, the notice period is reduced to one month.

Please note: a work placement is not a good enough reason for reducing the period of notice to one month. In this particular case, you must respect the notice period shown in your lease.

The period of notice is one month if your accommodation is furnished or if your lease is a student lease or a 'bail de mobilité' (furnished rental agreement for short-term accommodation).

Please note:

In all cases, you must send your notice by registered letter with acknowledgement of receipt or hand deliver it to the owner or landlord. If you leave your accommodation before the end of the lease, you will have to pay for the accommodation and charges until the end of the notice period. This applies unless otherwise negotiated with the landlord or if the landlord decides to move another tenant into the accommodation.

The 'any month started is due' clause in the lease requiring you to pay the full month's rent even if your notice ended halfway through is illegal. This clause should also not be in your rental agreement.



When you are signing your lease, bear in mind the length of the notice period, as well as the dates of your work placement and of your desired departure. Also consider any potential reasons which may require you to leave before the end of the lease.



The owner wishes to terminate the lease

The landlord or owner may also wish to terminate the lease. However, this can only be done in specific circumstances. For unfurnished accommodation, the landlord must give notice to the tenant at least six months before the lease expires, and three months for furnished rentals.

HERE ARE THE SPECIFIC CASES WHERE THE LANDLORD CAN TERMINATE YOUR LEASE

- ✓ If the landlord wants to live there themselves or allow their partner, relatives or children to live there.
 - ✓ If the landlord wishes to sell the accommodation.
 - ✓ If there is a legitimate and sound reason (repeated late payment of rent, lack of maintenance of the accommodation by the tenant, trouble with neighbours, etc.).
- In this type of situation, you will only pay the rent and charges due during the period you occupy the accommodation. The landlord cannot terminate your lease if you have a 'bail mobilité' or a student lease, unless there is a termination clause. Termination clauses can only apply to the following cases:
- ✓ When the tenant does not pay the rent and/or the charges
 - ✓ When the tenant does not pay the security deposit when this is stipulated in the lease.
 - ✓ When the tenant does not take out the mandatory insurance.
 - ✓ When the tenant fails to comply with the obligation to use the premises respectfully.

The landlord or owner will then ask you to pay the fees and may terminate the lease.

Leaving your accommodation

When you leave your accommodation, you should be aware of several points:

- Make sure that you leave the house clean and tidy, and that you do not forget anything.
- Inventory of fixtures: When you leave, you must carry out an inventory of fixtures as you did on your arrival. It will make it possible to determine, after comparison with the initial inventory of fixtures, whether your accommodation has not been damaged, left dirty or modified in any way. As has been explained in chapter 3, if the accommodation requires work or repairs due to negligence or damage caused by you, the landlord may retain the deposit to cover the costs.
- Notify CAF and inform them of your departure from your accommodation so that your rental subsidies can be adapted to your new place of residence (depending on the situation, they may be revised upwards or downwards). If you do not let CAF know, they may ask you to pay back any rental subsidies you have received. Notification of your change in situation can be done online on the CAF website.



In the event of a dispute with the landlord, you can contact ADIL (National Agency for Housing Information) for assistance and obtain information on the regulations.
> www.anil.org/lanil-et-les-adil/votre-adil

Living
in
town

6



Going out in your town

You have just moved to a town which you do not know very well. However, you are going to spend several months or even years there while you pursue your studies. So that this time goes as well as possible and you feel comfortable in your surroundings, it is important that you get your bearings.

First of all, start by walking around your neighbourhood and your town to locate the various cultural facilities (cinema, theatre, library) which it houses. While you are doing this, look at the local shops where you could do your shopping. In addition to the above, you can take a look at your community's website. Here, you will find a list of associations which are active in the town.

You can also ask in your place of residence for advice and guidance on shops, sports and cultural activities.

Remember that the Université Paris-Saclay campus has a wealth of possibilities. Community life here is very lively and there are also university libraries and work rooms where you have access to the books and computer equipment as well as the internet. Do not forget to go to the 'Scène de Recherche' theatre space at ENS, where the arts and science interact.

Socialising with others is essential for feeling at ease in your town. Start by introducing yourself to your neighbours. Just like you, others will certainly have arrived here for the first time without really knowing anyone else, and, just like you, they will be probably be delighted to create a friendly network. Taking part in a creative or sports activity (see 'taking part in sport' below) can be another way to meet new friends.

Eating out in your town

Food is an important part of a student's budget. University food and drink outlets, managed by CROUS or by other providers, are available near the University campus. Prices are designed to suit your budget.

Restaurants and fast food outlets have offers aimed at students, as well as reductions and special menus. You will usually be able to benefit from these offers by just showing your student card. However, the cheapest (and sometimes the best!) way is to do your own cooking. Remember to go to the food markets (the market in Orsay, for example, takes place on Tuesday and Friday mornings). Another option is Trubuil farm in Saclay which has its products for sale and collection on Wednesday, Friday and Saturday (fermetrubuil.fr). Also, take a look at the AMAP Ile-de-France network website. Subscription here means that you receive a weekly basket of fruit and vegetables while supporting a farmer - usually local.

> www.amap-idf.org

There is one in Bures-sur-Yvette and La Cagette Verte at UVSQ.

> <https://www.uvsq.fr/la-cagette-verte-amap>



If you are experiencing financial difficulties, community-based grocery shops can be a significant help.

AGORAé, community-based grocery shops managed by a student association and aimed at students, are present in some places in France. You can find food items at a low cost there.

> www.fage.org/

Efiester also offers

food services for students.

> www.efiester.com/d/etudiants





Taking part in sport looking after yourself



The University has a preventive medicine service for students. You can contact SUMPPS to get an appointment - please refer to the Student Life map.
> <https://www.universite-paris-saclay.fr/en/campus-life/student-health-service>

You will know the famous saying, 'Healthy mind, healthy body'. This is why sports areas for basketball, tennis and football, etc. are available to students on the University campus. Team sports are also available. To get involved with these, contact the SIUAPS via the Université Paris-Saclay sport portal and take a look at the Student Life map.

> www.universite-paris-saclay.fr/vie-de-campus/sport

You can also see what the town where you live has to offer. Here, you should find facilities such as swimming pools or city parks where you can enjoy your favourite sports activities.

If you need to be treated or wish to be seen by a doctor, there will be general practitioners and specialists in your town. You can find their contact details in the health insurance directory or in the yellow pages.

> <http://annuaire.sante.ameli.fr>

> www.pagesjaunes.fr

To get a consultation slot quickly, the Doctolib site

> www.doctolib.fr

allows you to quickly see availability with practitioners in your area. In the case of a medical emergency, you can, of course, go to your local hospital.

Student jobs

Finding a part-time job can make a student's life a little bit easier. Various sites advertise student and summer jobs.

Accommodation in exchange for a service sites also advertise for services which are paid with for cash instead of free accommodation. However, be careful that the 'little job' does not have a negative impact on your university studies through tiredness, a lack of time for revision, etc. If you are experiencing significant financial difficulties, contact the social workers who can help you find solutions.

JOB TEASER

the university partner site:

> <https://universite-paris-saclay.jobteaser.com/fr/>

THE UNIVERSITY ALUMNI NETWORK

> www.universite-paris-saclay.fr/luniversite/alumni

THE UVSQ ALUMNI NETWORK

> <https://alumni.uvsq.fr>

SUMMER JOBS

> www.jobs-ete.com

JOBAVIZ

> <https://www.jobaviz.fr>



@CROUS de Versailles

Travelling and getting away

Public transport is widely available on the University campus. We suggest that you look at the maps. RER lines cross our campus and make it easy to quickly travel from one place to another. There are also Tramway, train and bus routes. You can look at the RATP website to find your way around public transport and find the best way to get from one place to another,

> www.ratp.fr

An app is also available to download onto your phone.

Remember to explore your surroundings beyond the campus! You can quickly reach the centre of Paris on the RER B. Take the opportunity to see the monuments, museums and theatres in Paris. Most cultural institutions offer, if not free of charge, at least very advantageous rates for students. The Palace of Versailles is JUST over an hour away from Massy station on the RER. If you would rather get some fresh air in green surroundings, the 'Haute Vallée de Chevreuse' regional park and Rambouillet forest can both be reached on public transport to enjoy a day trip away.

> www.universite-paris-saclay.fr/vie-de-campus/arts-culture-sciences-et-societe-0



Glossaire

TYPES OF ACCOMMODATION

'Studio'

Accommodation comprising just the one room which is used as a dining room, bedroom, kitchen and living room. The shower and toilet are in a separate room.

'Appartement'

Accommodation comprising of several rooms. The number of rooms is shown next to the letter F or T. F stands for 'Fonction' (purpose) and T for Type. However, the two letters show the same thing. The number 1, 2, 3, 4 or 5 corresponds to the number of rooms, not including the kitchen, bathroom and toilet. A T1 means the same thing as an F1.

'T1'

Accommodation comprising a main room, a kitchen and a bathroom with a toilet which may or may not be separate.

'T2'

Accommodation comprising a bedroom, a living room, a kitchen and a bathroom with a toilet which may or may not be separate.

'T3'

Accommodation comprising two bedrooms, a living room, a kitchen and a bathroom with a toilet which may or may not be separate.

'T1 bis'

The main room, which is separate from the kitchen, bathroom and toilet, is large enough to count as

two rooms. It can also be divided into two separate spaces.

'Colocation'

A way of living in a dwelling. It is usually a T3 or larger apartment shared between two, three or even more co-tenants. The rent and the charges are shared by the co-tenants.

Bedroom

Accommodation which is with a private individual or in a university residence. You will have a furnished bedroom with or without the option of sharing the toilet, shower and kitchen with the owners or other tenants.

ABBREVIATIONS

TCC

'Toutes Charges Comprises'. This abbreviation, which appears next to the rent figure, means that the charges (water, electricity) are included in the indicated rent amount and are not added to it. Do not confuse this with TTC (Toutes Taxes Comprises) which is to do with purchases and VAT in particular.

HC

'Hors Charges'. This abbreviation, written next to the rent figure, means that you have to take into account the amount of the service charges in addition to the rent amount alone.

CROUS

'Centre Régional des Œuvres Universitaires et Scolaires'. CROUS (the CROUS de Versailles, Créteil

and Paris are present in the Université Paris-Saclay area), are public organisations which deal with student accommodation, financial aid, entertainment on campus and university catering.

CAF

'Caisse d'Allocations Familiales'. CAF are public institutions dealing with social and family assistance. You can do your calculations there to find out which assistance you are eligible for and the amount of this assistance.

OTHER

'Dépôt de garantie'

The amount paid to an owner or landlord by the tenant. It can be returned at the end of the lease if the accommodation has not been damaged or modified. On the other hand, it will be cashed in if work has to be done because of damage caused by you.

'Quittance de loyer'

A document received each month by the tenant. The landlord acknowledges that you have paid the rent. The receipt serves as proof of payment and proof of address. It may be requested for certain documents.

'Garant'

Someone you know who can guarantee your rent. If you are unable to pay, the owner will ask the 'garant' (guarantor) to do so in your place.

'Contrat'

A written agreement between the tenant and the owner or landlord. Signing a contract is legally binding. It is important to read the terms of the contract, to keep it and to respect its clauses and terms. If you fail to comply with the contract, legal proceedings may be taken against you.

'Bail'

A specific contract concerning the rental of a dwelling. The 'bail' (lease) sets out the conditions for renting and occupying the property. The amount of rent and

the period of occupancy are set within it. You and the landlord must read the agreement and sign it.

'Bailleurs'

A company, association or group of people who own residences or properties for rent.

'Propriétaire'

An individual who owns a property and makes it available for rent. The accommodation in question could be the owner's primary or secondary residence.

'Résidence Universitaire'

Housing complex for students. University residences may be managed by social or private landlords or by CROUS.

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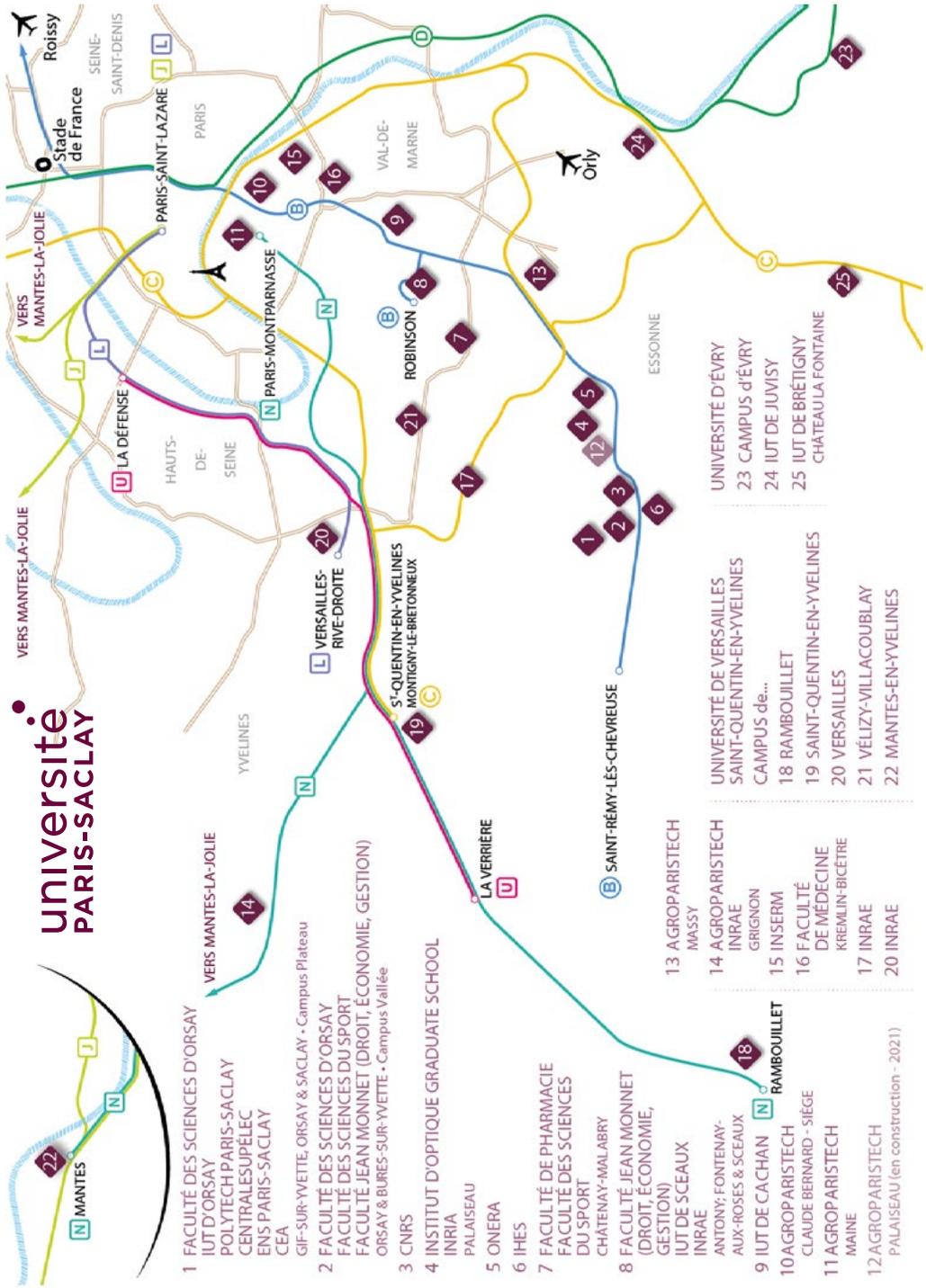
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Notes

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